

A three-bedroom semi-detached former local authority house, situated in the popular village of Orford, on Suffolk's Heritage Coast.

Guide Price

£245,000 Freehold

Ref: P7521/B

10 Town Farm Estate

Orford

Woodbridge

Suffolk

IP12 2LS



Entrance hall, sitting room, dining room, kitchen, bathroom and WC. Three first floor bedrooms.

Good-sized gardens of approximately 0.2 of an acre subject to survey.

NB. Whilst viewings are open to all, in the first instance offers will only be considered from those who can demonstrate a connection with the Parish of Orford and Gedgrave. Post 30th April 2025, if an offer has not been accepted from a party meeting the above criteria, all offer will be considered.

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Location

10 Town Farm Estate is located within walking distance of all that Orford has to offer. Orford is considered to be one of East Suffolk's most desirable villages, with shops, cafes, pubs and restaurants. It boasts the Pump Street Bakery, which was a finalist in the BBC Food and Farming Awards, and Butley Orford Oysterage, which is run by the Pinney family. There are various pubs including The King's Head, the Jolly Sailor and The Crown & Castle. The village also has a distinct twelfth century castle where one can visit the keep and climb to the top of the tower for beautiful views of the estuary, spit and out to sea. There is sailing on the Ore River and dining cruises on the Lady Florence. The quay is popular for the Riverside Tea Room, crabbing and walking on the river wall. It is also home to Orford Sailing Club. Within easy driving distance are Snape, Aldeburgh, Woodbridge and Wickham Market. Trains to London's Liverpool Street connect at Ipswich, Woodbridge, Melton and Wickham Market.

Description

10 Town Farm Estate is a three-bedroom, semi-detached, former local authority house of brick construction under a pitch tiled roof with well laid out accommodation over two storeys. The accommodation comprises an entrance hall, sitting room, dining room, kitchen, bathroom, separate WC and three first floor bedrooms. The property occupies a good-sized plot and is nicely set back from the road. The dwelling now requires a schedule of full renovation and refurbishment.

Entering the property from the side entrance into the hallway, there are doors off to the sitting room, which has a tiled fireplace and a window to the front. A further door leads to the dining room which has a feature tiled fireplace and a built-in cupboard with shelving. From here there is a door off to the kitchen, which is fitted with wall and base units, a stainless steel single drainer sink unit with taps over, tiled splash backs and work surfaces. A door from the dining room leads to the rear lobby with a further door off to the bathroom, WC and rear garden. From the entrance hall stairs rise to the first floor landing with a window to the side and doors off to the bedrooms. Bedroom one is a double room with a window to the side and the rear. Bedroom two is a further double bedroom with a window to the rear and bedroom three is a single bedroom with a window to the rear.

Outside

The property is approached via the highway with a driveway providing off-road parking for two vehicles. There is an enclosed garden to the front bounded by hedging and Leylandii. Being a corner plot the garden is generous, extensive and established with a range of maturing trees and shrubs which are mainly laid to the side and rear of the property.

Method Of Sale

"For the first 28 days of marketing offers will only be considered from those who can demonstrate a connection with the Parish of Orford and Gedgrave. To apply, interested parties will need to be in a position to proceed and be able to supply to the selling agent proof of funds and/or an Agreement in Principle for mortgage purposes. Applicants will also be asked to explain/prove their connection to the Parish"

The vendor requires offers to be accompanied by a Declaration of Interest Form, which is also included within these particulars and this needs to be completed by hand. Please see 'Notes' towards the end of these details for further information regarding the buying process.

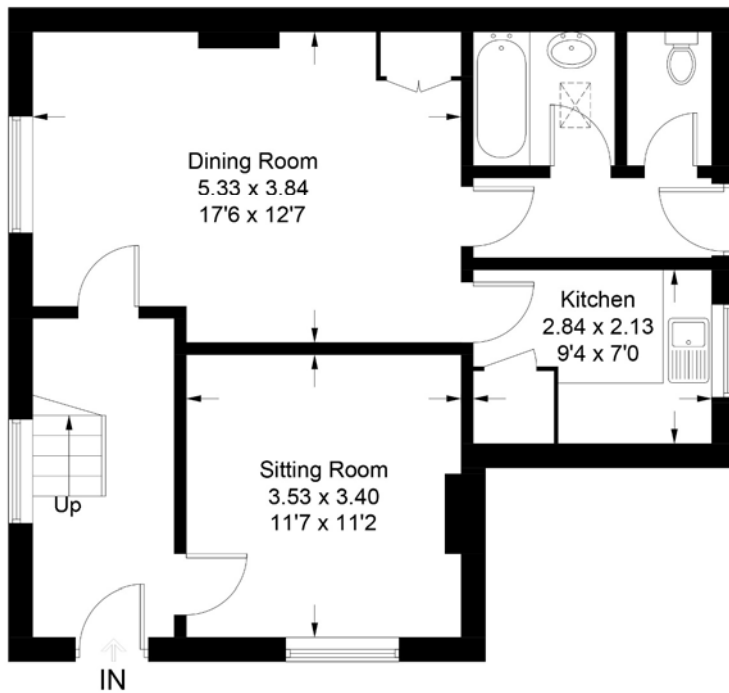




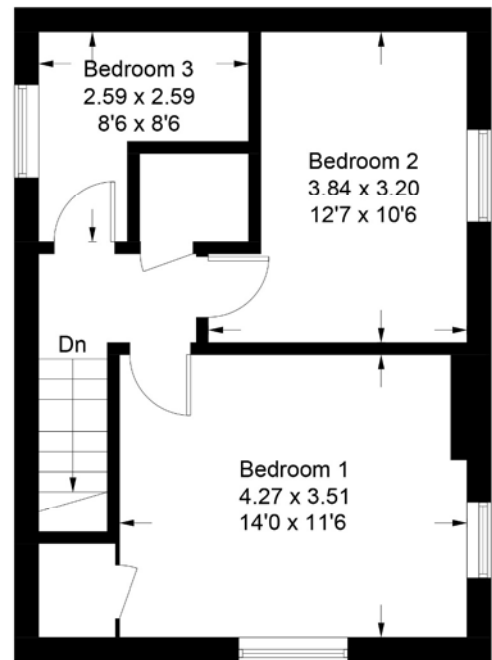


10 Town Farm Estate, Orford

Approximate Gross Internal Area = 95.6 sq m / 1029 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson



Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Night storage heaters.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = E (Copy available upon request)

Council Tax Band B; £1,639.07 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. The vendor, Flagship Housing Limited, requires offers to be accompanied by a completed Declaration Of Interest form, which can be obtained from the agent. This needs to be printed and completed by hand, but can then be scanned/photographed and emailed to Clarke & Simpson.
4. 10 Town Farm Estate will be marketed exclusively for those who can demonstrate a connection with the parish of Orford and Gedgrave.
5. In cases where applicants are purchasing the property with cash funds, the vendor requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.
6. There is an engrossment fee of £150 payable by the purchaser upon completion.
7. Flagship Housing Limited has informed the agent that there may be a covenant upon the garden of the property. Please speak to the agent for further information.

March 2025

Directions



Entering Orford on the B1084, take the second road on the left hand side onto Town Farm Estate. Bear round to the right where number 10 will be found on the right hand side.

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